



**TOWNSHIP OF NORTH FAYETTE
ALLEGHENY COUNTY, PENNSYLVANIA**

ORDINANCE NO. _____

**AN ORDINANCE OF THE TOWNSHIP OF NORTH FAYETTE, ALLEGHENY COUNTY,
PENNSYLVANIA, AMENDING ITS ZONING ORDINANCE, TO INCLUDE VARIOUS REVISIONS
RELATIVE TO PUBLIC AND PRIVATE IMPROVEMENTS CODE**

WHEREAS, as authorized by the Pennsylvania Municipalities Planning Code (MPC), the Board of Supervisors of the Township of North Fayette regulates subdivision and land development within the Township through its comprehensive Zoning Ordinance;

WHEREAS, upon the recommendation of Township Staff and the Township Planning Commission, the Township Board of Supervisors seeks to amend various provisions of its Zoning Ordinance to correspond with the Township's Public and Private Improvements Code.

WHEREAS, the Township has, in accordance with the requirements of the MPC, submitted the proposed amendments to its Planning Commission, which gave its recommendations regarding the proposed amendments at a duly noticed public meeting;

WHEREAS, on _____, the Township Board of Supervisors held a duly noticed, advertised, and posted public hearing to take public comment on the proposed zoning ordinance text amendments; and

WHEREAS, the Township Board of Supervisors, having received such public comment as may have been given at the Public Hearing, and having received the recommendations of the Township's Planning Commission, finds that enactment of the proposed subdivision and land development amendments will be beneficial to the health, safety, and welfare of the Township and consistent with the PA MPC.

NOW THEREFORE, be it Ordained and Enacted by the Township of North Fayette Board of Supervisors, and it is hereby Ordained and Enacted by authority of same, as follows:

SECTION 1. AMENDMENTS TO THE TOWNSHIP ZONING ORDINANCE

That the Official Zoning Ordinance, as codified as Chapter 27 of the Township Code of Ordinances, is hereby amended, as follows:

Part 3 DISTRICT REGULATIONS

§ 27-307. Landscaping.

Paragraph 1. General., Subparagraph D. Delete “no closer than 15 feet from the front lot line”.

§ 27-313. Street Trees and Landscaping.

Paragraph 4. Delete “1.5 inches” in the first sentence and insert “2 inches”.

Paragraph 4. Delete “All required street trees shall be a minimum of 10 feet in height at the time of planting, as measured from the ground adjacent to the planted tree to the top of the tree.”

§ 27-314. Bicycle Racks.

Paragraph 2. Delete “See Appendix A for sample photos of acceptable bike racks” and insert “Bicycle Racks shall be as specified by the Township Public and Private Improvement Code” at the end of the existing second sentence.

Part 5 OVERLAY DISTRICTS

§ 27-503. Streetscape Enhancement Overlay District.

Paragraph 9. Lighting., Subparagraph C. Delete “Township Minimum Construction Standards” and insert “Township Public and Private Improvements Code”.

Part 9 PARKING AND LOADING REQUIREMENTS

§ 27-904. Off Street Parking Design. [Ord. No. 477, 5/11/2021]

Paragraph 2. Access., Subparagraph C. Delete the following from the second sentence “Appendix A, the Township Specifications for Street Construction, and the Township of North Fayette Minimum Construction Standards and Details” and insert “the Township Public and Private Improvements Code”.

SECTION 2: SEVERABILITY.

That if any sentence, clause, section, or part of this Ordinance is for any reason found to be unconstitutional, illegal, or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections, or parts of this Ordinance. It is hereby declared as the intent of the Board of Supervisors that this Ordinance would have been adopted had such unconstitutional, illegal, or invalid sentence, clause, section, or part thereof not been included herein.

SECTION 3: CONFLICT.

Any ordinances or any part of any ordinance which conflict with this Ordinance are hereby repealed insofar as the same affects this Ordinance.

SECTION 4: EFFECTIVE DATE.

That this Ordinance shall take effect immediately upon enactment as provided by law.

ENACTED AND ORDAINED into Law this the ___th day of _____ 2022.

ATTEST:

TOWNSHIP OF NORTH FAYETTE

James R. Mangan
Township Manager

James Morosetti
Chairman, Board of Supervisors